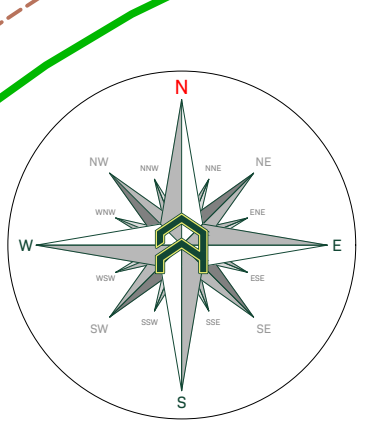




Indicative only

4T

5T

3G

2G

1T

Arboricultural Survey

Methodology:
All trees, groups of trees, woodlands, hedges and large shrub groups growing on and/or within influencing distance of the sites red line boundary (RLB) or survey area (as defined by the client), were surveyed and categorised in accordance with the guidance set out in British Standards (BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations).

Where the Arboriculturist determined it appropriate to do so, trees forming groups and/or areas of woodland (including orchards, wood pasture & historic park land) have been recorded as such.

Survey Limitations:

- The survey was made at ground level using visual observation methods only.
- Detailed examinations, such as climbing inspections and advanced decay detection equipment were not employed, though may form part of the recommendations.
- It is not the purpose or within the scope of this survey to assess trees in detail with regard to tree risk/safety, however where obvious tree risk features/indicators are observed and pose an imminent risk to persons or property, the client will be notified.
- Measurements were taken using specialist equipment such as tapes, lasers & GPS devices.
- Where it was not possible to take accurate measurements (due to site restricted) values have been estimated.
- Locations & physical dimensions of inaccessible trees have been estimated.
- Arboricultural features found to be of sufficient distance from the defined RLB or outside of the defined scope of the survey (as defined by the client) have been excluded.
- Arboricultural features found to be of insufficient size, as defined by BS 5837:2012 (a less than 75mm stem diameter when measured at 1.5m) have been excluded from the survey where the Arboriculturist has determined it appropriate to do so.
- No searches to determine the presence of statutory tree protection on or around the area of survey has been carried out.
- All surveyed trees have been plotted onto a base plan provided by the client, which represents the site in its existing condition, where ever possible this should be a topographical survey carried out by a land surveyor. Acceptable alternatives include a measured survey from an architect or a OS file from Ordnance Survey. The Survey accuracy can vary depending on the quality of the provided base plan.

Tree Quality Assessment:
Each tree has been assigned a category **U**, **A**, **B**, **C** and one (or more) sub-category (1, 2, 3) in accordance with Table 1 - cascade chart for tree quality assessment, as contained in British Standards (BS5837:2012). In addition to the British Standards defined categories, an additional category **V** has also been provided in compliance with UK Government guidance for Ancient and Veteran trees/woodland and to help provide clear distinction of these arboricultural features from other trees.

Tree Schedule (TS):
The tree survey schedule contains full details of all collected data for recorded trees, groups, woodlands and hedges. Information includes:

- Sequential reference number and suffix (T, G, W, H) denoting the type of arboricultural feature, i.e. Tree, Group of Trees, Woodland or Hedge;
- Common name;
- Height - recorded in meters (m);
- Stem diameter - recorded in millimeters (mm), measured in accordance with Figure C.1 Annex C (BS5837:2012);
- Crown extent - recorded in meters to either the four cardinal or inter-cardinal points (N, E, S, W or NE, SE, SW, NW);
- Canopy clearance - recorded in meters denoting the ground to canopy height at each of the four cardinal or inter-cardinal points (N, E, S, W or NE, SE, SW, NW);
- Age class - including: Newly Planted, Young, Semi-mature, Early-mature, mature & Ancient;
- Physiological condition
- Structural condition
- BS 5837:2012 categorisation and sub-category;
- Estimated remaining life expectancy (C10 Yrs, 20+ Yrs or 40+ Yrs);
- Observations

Root Protection Area (RPA)

In order to avoid damage to the roots or rooting environment of retained trees, the RPA has been plotted around each tree. This is a minimum area (m²) which should be maintained and left undisturbed around each retained tree.

The RPA is calculated in accordance with chapter 4.6 of (BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations). The calculated RPA is clipped at 70m², which is the equivalent to a circle with a 15m radius.

Existing site features such as dwellings, retaining walls, roads, service routes, etc., are likely to be partial or complete barriers to root development. Where existing site features are believed to be significant enough to be considered barriers to root development, the RPA is affected have been modified to appropriately reflect these barriers.

Where RPAs have been modified, they have been done so to equal distances in all directions (with the exception of any identified root barrier) from the trunk of the tree. The RPAs are increased in size (indicated across both the 'Total' and adjacent land to maintain the area (m²) as per the original un-modified (circular) RPA.

Survey Definitions

Age Class:
Newly Planted (NP) - A tree that has recently been planted, typically within the last 1-2 years.
Young (Y) - A tree that is well established but still in the early stages of growth; Semi-mature (SM) - A tree that is significantly developed but has not yet reached full size or growth potential.
Early-mature (EM) - A tree that has reached near full size and may begin to show signs of ageing.
Mature (M) - A tree that has reached its full size and growth potential for its species and surroundings.
Ancient (A) - A tree which is surviving beyond its species typical age range.

Physiological Condition:
Good - Good vitality with no evident signs of physiological dysfunction;
Fair - Moderate vitality with some signs of physiological dysfunction, but unlikely to be of long-term significance and/or reversible;
Poor - Low vitality with significant and/or irreversible physiological dysfunction;
Dead - No vitality.

Structural Condition:
Good - No hazard indicators, with a form typical of the species or growing location.
Fair - Some hazard indicators, but of no long-term significance and/or easily mitigated;
Poor - Significant and/or irreversible hazard indicators that may result in premature failure (whole or in-part);
Not Visible - Restricted view/access prohibiting full visual inspection.

Categories & Life Expectancy:
Category **U** - Trees in such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.
Category **A** - Trees of high quality with an estimated remaining life expectancy of at least 40 years.
Category **B** - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
Category **C** - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
Category **V** - Trees which, because of their age, size and condition, is of exceptional biodiversity, cultural or heritage value (Ancient/Veteran Trees); or land which has been continuously wooded since at least 1600 AD (Ancient Woodland).

Sub-categories:
1 - Mainly arboricultural qualities
2 - Mainly landscape qualities
3 - Mainly cultural values, including conservation

No. Individual Trees Surveyed				
U	A	B	C	V
0	0	2	1	0

No. Groups/Hedges/Woodlands Surveyed				
U	A	B	C	V
0	0	1	1	0

Referenced Documents

Title	Originator	Drawing Number	Key
Topographical Survey	Mark Newman Associates	010625/062/01	

Rev.	Date	Notes
01	15/05/20	Initial survey



Address:
78 Broadwood Avenue, Ruislip, Middlesex, HA4 7XR

Client:
David Rahman

Drawing:
Tree Constraints Plan

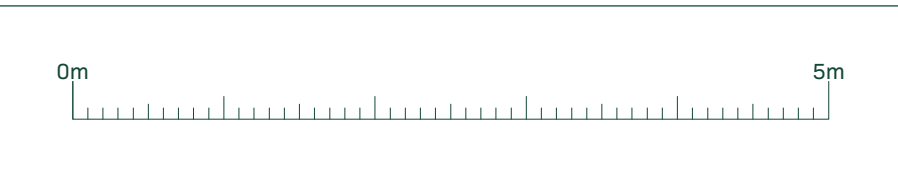
Project No.: 46975082 Drawing No.: TCP01 Revision No.: 01

Date: May 2020 Scale: 1:50@A1 Drawn: DM

Tree Key:			
Tree/Group number:	1T	Tree Canopies:	Trunks:
Root Protection Area:	Ancient / Veteran Tree Buffer Zone	Ancient woodland Extant (correct)	
Category 'U' Tree Groups (Ancient)	Category 'U' Tree Groups (Ancient)	Category 'A' Tree Stems (Ancient)	
Category 'A' Tree Groups (Ancient)	Category 'B' Tree Stems (Ancient)	Category 'B' Tree Groups (Ancient)	
Category 'C' Tree Groups (Ancient)	Category 'C' Tree Groups (Ancient)	Category 'V' Tree Stems	
Category 'V' Groups:			

All dimensions should be checked on site. No dimensions are to be scaled from this drawing. Where shown on the drawing, dimensions should be taken from the centre of the structure to the nearest edge of the structure. This drawing is designed to reflect the principles of the layout or design only, and relies only to the protection of the structure. This drawing is not to be used as a definitive part of any engineering or construction design or method statement. An additional structural engineer should be consulted for any matters of construction, detailing or specification and for any standards or regulatory requirements relating to proposed structures, hard surfacing or underground services. This drawing was produced in color - a monochrome copy should not be relied upon.

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Client	David Rahman
Project	78 Broadwood Avenue, Ruislip, Middlesex, HA4 7XR
Date	15-May-26
Surveyor	Dean Meadows
Project Number	46975082

Ref No.	Common Name (Scientific Name)	Age Class	Height	Stem Diameter	Crown Spread	Crown Clearance	Condition		RPA		Comments	Remaining Life Expectancy	Category / Sub-category
							Structural	Physiological	Area	Radius			
1T	Lawson Cypress Chamaecyparis lawsoniana	Early-mature	9m	410mm	N - 2.5m E - 2.5m S - 2.5m W - 2.5m	N - 0m E - 0m S - 0m W - 0m	Unknown	Fair	72m²	4.8m	Ivy furnished trunk	20+ Years	B1
2G	Mixed group	Semi-mature	6m	200mm	N - 2m E - 2m S - 2m W - 2m	N - 1m	Unknown	Fair	18m²	2.4m	Boundary vegetation including hawthorn, ash, cherry laurel and Portuguese laurel	10+ Years	C2
3G	Lawson Cypress Chamaecyparis lawsoniana	Early-mature	9m	410mm	N - 2.5m E - 2.5m S - 2.5m W - 2.5m	N - 0m E - 0m S - 0m W - 0m	Unknown	Fair	72m²	4.8m	Group of densely planted Lawson cypress	20+ Years	B1
4T	Common Oak Quercus robur	Mature	15m	700mm	N - 8m E - 8m S - 8m W - 8m	N - 4m	Unknown	Fair	222m²	8.4m	Off-site tree within woodland; dimensions estimated	20+ Years	B1/2
5T	Common Ash Fraxinus excelsior	Young	15m	100mm	N - 1m E - 1m S - 2.5m W - 1m	N - 1.5m	Unknown	Fair	5m²	1.2m	Off-site tree within woodland; dimensions estimated	10+ Years	C1